



1/13/03 (5)

**TOWN OF ACTON**

P.O. Box 681

Acton, Massachusetts, 01720

Telephone (978) 263-4776

Fax (978) 266-1408

**Acton Community Housing Corporation**

**Nancy E. Tavernier, Chair**

TO: Acton Board of Selectmen

FROM: Nancy Tavernier, ACHC

SUBJECT: Acton Assisted Living LLP (Robbins Brook) Public Hearing

DATE: January 7, 2003

The ACHC would like to offer comments for the Public Hearing on the request from Acton Assisted Living LLP (Robbins Brook) for an additional 45 independent townhouses located on Main Street.

The Town has recently completed the process of creating 3 affordable rental units at the Inn of Robbins Brook for income eligible seniors. After many applicants applied for the program, a lottery was held. The final occupants have been selected, qualified and are in the process of moving to the Inn. All the applicants were required to meet the local preference guidelines established by the BOS. The original request made by ACHC when this development was first proposed was for 6 units including up to 3 independent living units be made available to income eligible seniors. Due to ensuing financial obstacles, the Board ultimately settled on 3 rental units.

We are pleased with the success of this elderly housing complex and applaud the developers for their perseverance in a challenging economy. It is clear to us that the need for Independent and Assisted Living for this age group is in high demand and short supply. This demand includes those elderly residents who do not have the resources to purchase or rent housing at market rates.

Therefore, the ACHC requests that the Board of Selectmen require 10% of the proposed housing units (4 or 5) be designated for affordable housing for elderly residents with incomes no greater than 80% of the Area Median Income (80% of AMI is currently \$40,800 for one and \$46,650 for a couple). These units could be sold for approximately \$130,000 - \$150,000 and still meet the income eligibility. They should be deed restricted and would be counted toward the town's 10% affordable housing stock. We would encourage the developer to consider the DHCD Local Initiative Program guidelines that include an Elderly Exception. This would permit eligible elderly to NOT be first time homebuyers, allowing them to sell their homes to purchase the LIP units, and to have assets of up to a maximum of \$100,000. This is just one suggestion. Many other scenarios are possible and could be subject to negotiation with the developer and the town. We would be happy to help in this effort.

Please feel free to call upon us, if you have any questions.